



# Daneland Walk, Tottenham Hale, N17

Asking Price: £415,000

 Benham  
& Reeves

# Daneland Walk, Tottenham Hale, N17

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A bright and spacious one bedroom apartment set within the striking Anthology Hale Works Tower, a landmark development moments from Tottenham Hale station.

This immaculately presented property comprises a wonderful 17'7" reception room with stylish open plan fitted kitchen, floor to ceiling windows and doors opening to a Juliette balcony, a spacious double bedroom with fitted wardrobes and a luxurious fully tiled bathroom.

Further benefits include 24/7 Concierge service, lift access, secure bicycle storage and residents sky garden.

The property located within walking distance of Tottenham Hale underground Station (Victoria Line) and National Rail Service (direct line to Stanstead Airport), along with a wide variety of restaurants, bars and shops, including Tottenham Retail Park.

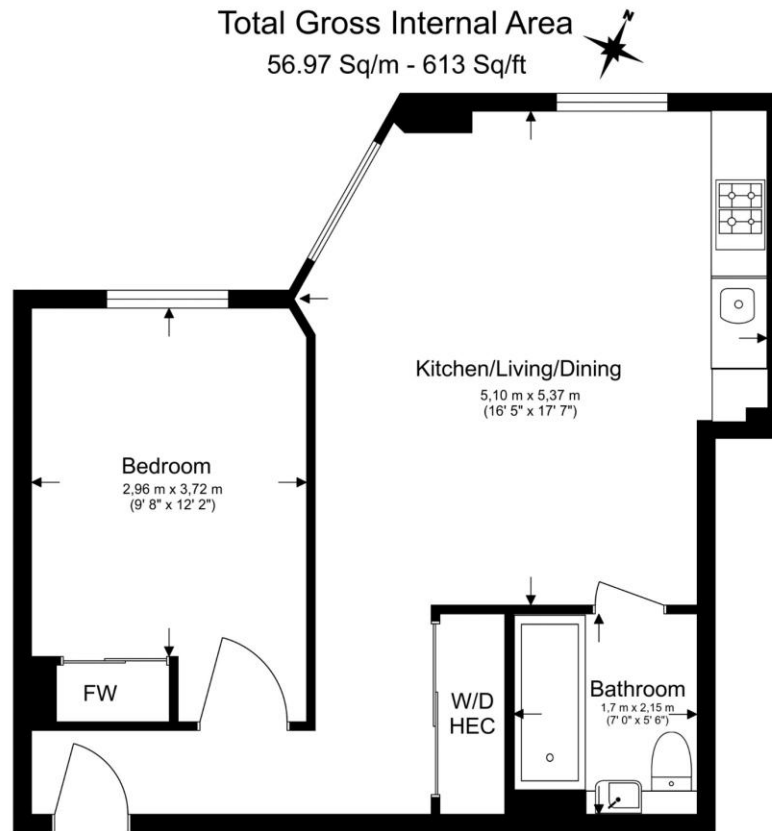




## Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Open Plan Kitchen
- Lift Access
- Communal Roof Garden
- Concierge Service





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£415,000
Tenure:	Leasehold Expires 29/07/2258 Approximately 234 Years Remaining
Ground Rent:	£400.00 (per annum) 2026
Service Charge:	£3267.00 approx. (per annum) 01.07.2025 - 30.06.2026

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: HIG230004

T: 0207 319 9660

E: [dartmouthpark.sales@benhams.com](mailto:dartmouthpark.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

